

8. 2014SP-001-001

60TH AVENUE COTTAGES

Map 091-06, Parcel(s) 022

Council District 20 (Buddy Baker)

Staff Reviewer: Duane Cuthbertson

A request to rezone from CS to SP-R zoning for property located at 1208 60th Avenue North, approximately 130 feet north of Morrow Road (5.44 Acres), to permit up to 60 residential dwelling units, requested by Civil Site Design Group, PLLC, applicant; Stephens Millwork & Lumber Company, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Preliminary SP to permit 60 residential dwelling units.

Preliminary SP

A request to rezone from Commercial Services (CS) to Specific Plan-Residential (SP-R) zoning for property located at 1208 60th Avenue North, approximately 130 feet north of Morrow Road (5.44 acres), to permit up to 60 residential dwelling units.

Existing Zoning

Commercial Service (CS) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building type.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Provides a Range of Housing Choices
- Creates Walkable Neighborhoods

This SP encourages the development of healthy neighborhoods by supporting a stronger walking environment and supporting the development and viability of nearby commercial nodes as walking destinations.

The SP district increases the supply of housing within an already developed area of Nashville served by existing infrastructure, which allows additional development without burdening Metro with the cost of maintaining new infrastructure. The property is located in an area served by a network of streets that provide multiple options for access to nearby commerce, services, employment and recreation which helps mitigate traffic congestion along major arterials and expressways.

Further, the additional residential opportunity within a developed area of Nashville mitigates urban sprawl by relieving the need to build additional housing on the periphery of the county in an existing green-field or in a bordering county.

WEST NASHVILLE COMMUNITY PLAN

Urban Neighborhood Maintenance (T4 NM) Policy is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. The proposed SP is consistent with the Urban Neighborhood Maintenance policy. The SP limits use of the property to detached residential dwellings up to 11 units per acre. To support and reinforce the residential character found in the surrounding community five of the dwellings will be situated on and oriented to 60th Avenue North and building heights for all units will be limited to two stories in 35 feet (to the top of the roof).

The West Nashville Community Plan recognizes the non-conformity of the site's CS zoning. The plan calls for future zone changes to bring the site into conformance with the T4 Urban Neighborhood Maintenance policy. The proposed SP brings the site into conformance with the land use policy.

The SP will further support the maintenance of the neighborhood's character by providing a transition between the intensely zoned industrial area to the north and the existing residential neighborhood to the south and west. The SP will improve the adjacent streetscape and pedestrian environment along 60th Avenue North.

PLAN DETAILS

The approximately 5.44 acre vacant site is located on 60th Avenue North just north of a collector street, Morrow Road, in west Nashville. The site is clustered with several other large properties containing non-conforming zoning and uses including industrial and commercial zoned property. A commercially zoned neighborhood node is situated just to the southwest of the site at the intersection of 60th Avenue North and Morrow Road. An R6 zoned residential neighborhood surrounds the area. The site is wooded and relatively flat.

Site Plan

The plan calls for 60 detached residential units. Five of the proposed units are oriented to 60th Avenue North while the remainder of the units are oriented to the internal private drive or open space. Units are intended to be two stories with a maximum of 35 feet at the top of the roof. All units will provide a porch entry on the front and rear facades.

Landscaping is shown throughout the development and landscape buffers are required along the north and south property lines of the SP. An open space/ courtyard is established along the center of the development. Sidewalks will be established along 60th Avenue North and a pedestrian circulation system will connect to every proposed unit in the development. The plan shows an off-site pedestrian connection to Morrow Road along 60th Avenue North. Stormwater will be accommodated in bioretention areas within and near the courtyard as well as in a larger detention area located at the southeast corner of the site.

Access to the site will be provided by a private loop driveway connecting to 60th Avenue North at two points. The site abuts an unbuilt right-of-way for 58th Avenue North on the east side. Surface parking will be provided mostly on-site behind the units fronting 60th Avenue North along the proposed driveway though three on-street parallel parking spaces will be provided in front of the development on 60th Avenue North. A total of 135 parking spaces are shown (2.25 stalls per unit).

The SP is consistent with the land use policy and meets several critical planning goals.

STORMWATER RECOMMENDATION

Preliminary SP approved

WATER SERVICES RECOMMENDATION

Preliminary SP approved. Construction plans must be submitted and approved prior to Final SP stage. If not platted, the required capacity fees must be paid prior to Final SP stage as well. If platted, capacity fees must be paid prior to Final Plat stage.

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- If sidewalks are required, then they should be shown on the plan per Public Works standards with the required curb and gutter and grass strip. ~ Sidewalk should be labeled as MPW standard ST-210. Curb line should be placed on the existing EOP. Continue the curb line thru the parking bays. Sidewalks are to be within ROW. Sidewalks should be extended to the northern property line.
- Indicate the installation of a ground mount sign that states now entering private property, at both driveway entrances.

Maximum Uses in Existing Zoning District: **CS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	5.46	0.6	142,702 SF	8557	190	808

Maximum Uses in Proposed Zoning District: **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	5.46	-	60 U	488	34	51

January 9, 2014, Planning Commission meeting

Traffic changes between maximum: **CS** and proposed **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-8069	-156	-757

SCHOOL BOARD REPORT

Projected student generation proposed SP district: 8 Elementary 5 Middle 5 High

The proposed SP district could generate up to 18 additional students. Students would attend Cockrill Elementary School, McKissack Middle School and Pearl-Cohn High School. Cockrill Elementary has been identified as over capacity. There is no capacity within the cluster for additional elementary school students. This information is based upon data from the school board last updated September 2012.

Fiscal Liability

The fiscal liability of 8 new elementary school students is \$160,000 (8 X \$20,000 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

STAFF RECOMMENDATION

Staff recommends that the request be approved with conditions and disapproved without all staff conditions.

CONDITIONS

1. Permitted land uses shall be limited to 60 residential units.
2. Comply with all Public Works conditions.
3. A pedestrian connection from this SP to Tennessee Avenue shall be established through the un-built right-of-way for 58th Avenue North on the final site plan per Public Works standards subject to Public Works and Planning Department approval on the final site plan.
4. A designated outdoor pet area and a community building with an associated community area may be established within this SP on the Final Site plan.
5. The layout for the internal courtyard areas may be redesigned on the Final Site plan with approval from the Planning Department.
6. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application.
7. Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.
8. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
10. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions and disapproved without all conditions. (9-0); Consent Agenda

Resolution No. RS2014-8

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-001-001 is **Approved with conditions and disapproved without all conditions. (9-0)**

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